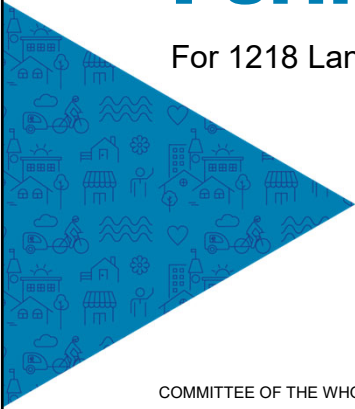


2023

CITY OF VICTORIA | Sustainable Planning & Community Development

Heritage Alteration Permit No. 00260

For 1218 Langley

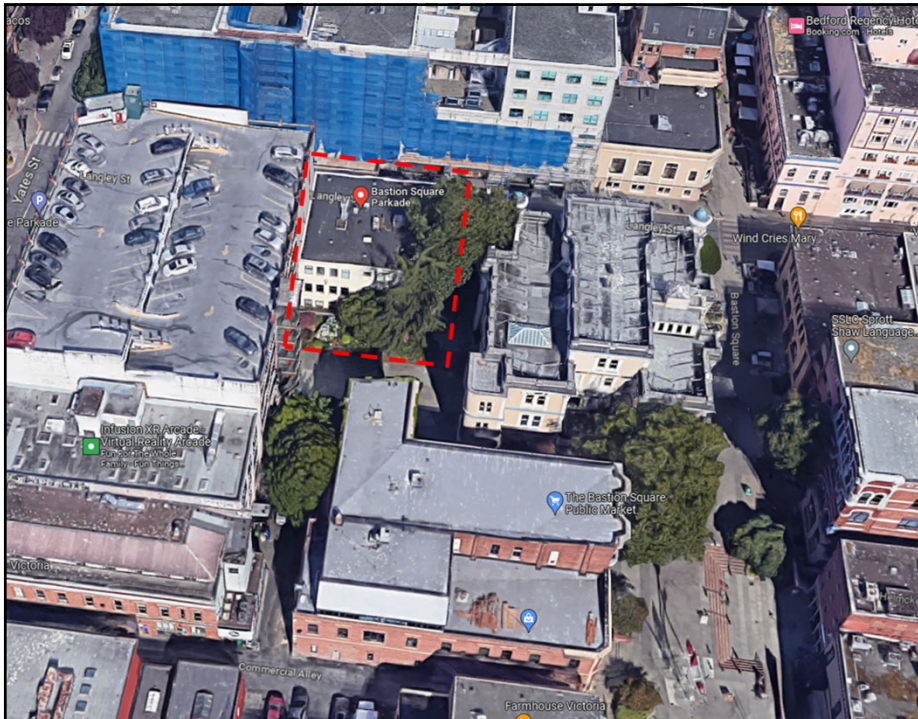


COMMITTEE OF THE WHOLE | December 14, 2023



1

Aerial Photo



2

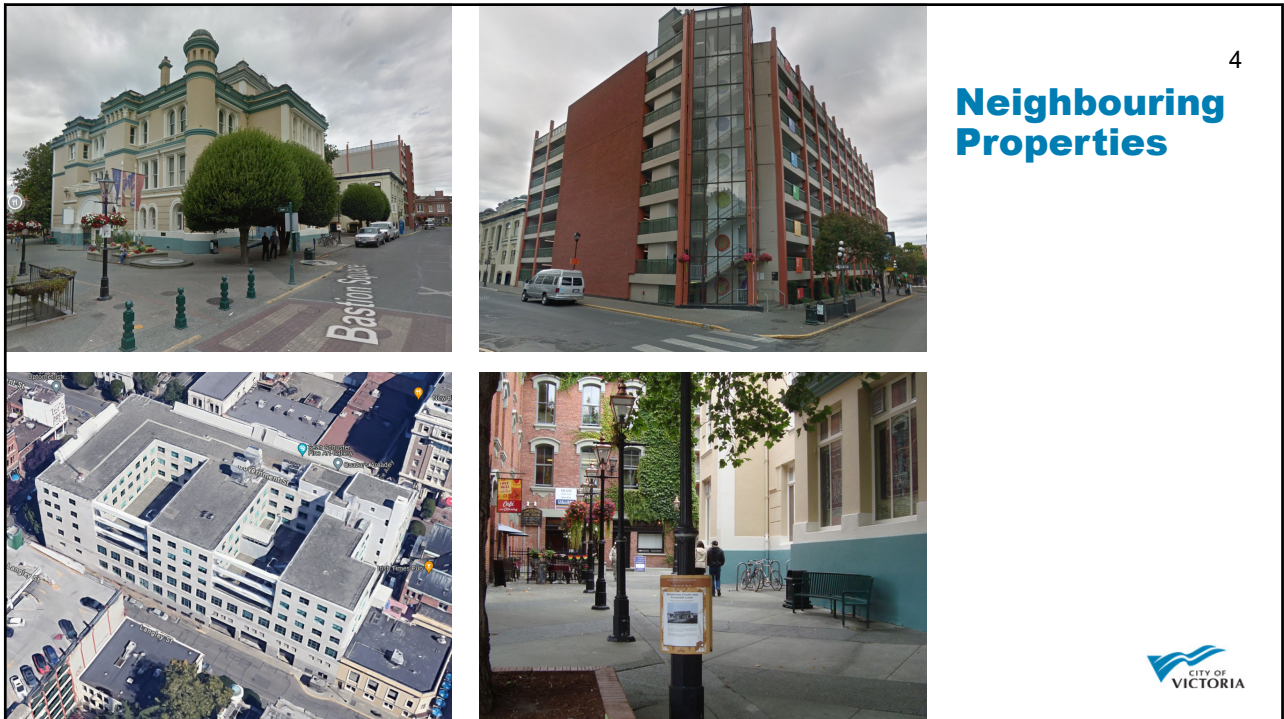


3

Subject Property



3



4

Neighbouring Properties



4

Legislative Authority

Sections 617 and 618 of the *Local Government Act*,

Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including:

- (i) conditions respecting the sequencing and timing of construction,
- (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and security.
- (iii) Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

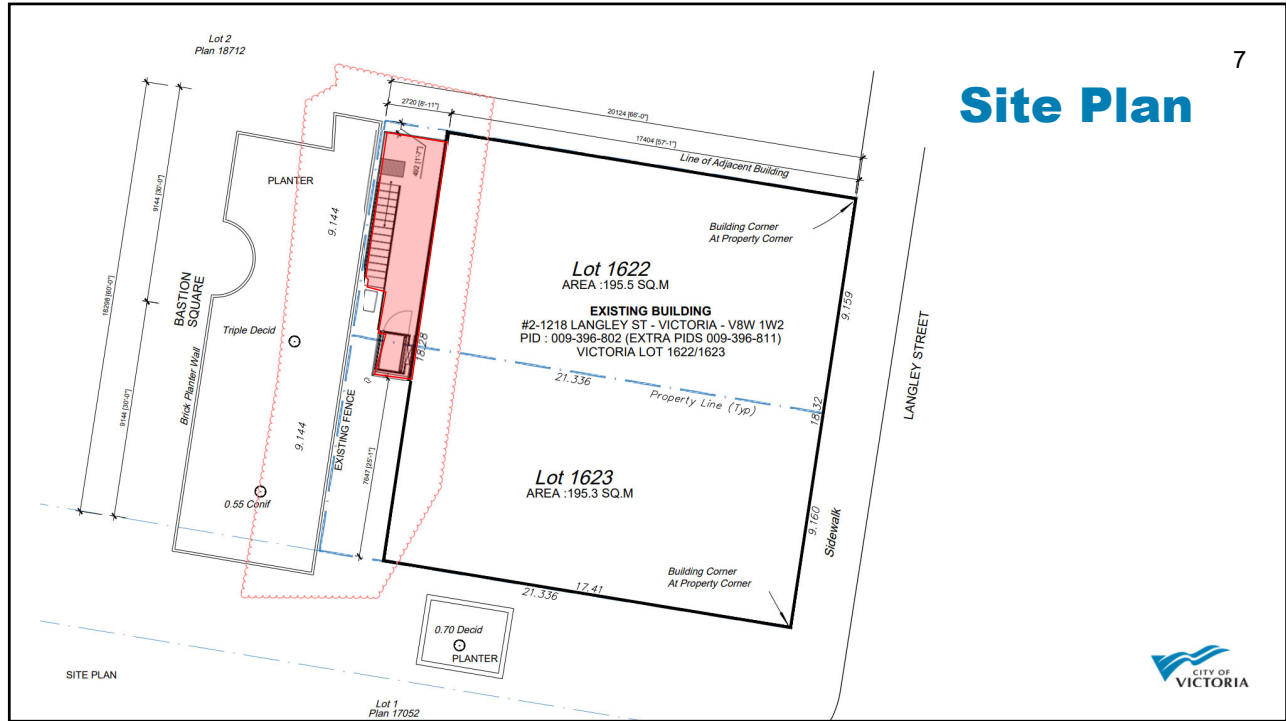


OCP Consistency

Assessed the consistency with the following:

- Official Community Plan (OCP)
- Downtown Core Area Plan (DCAP)
- Old Town Design Guidelines
- Standards and Guidelines for the Conservation of Historic Places in Canada
- Guidelines for Fences, Gates and Shutters
- consideration and recommendation of support from the Heritage Advisory Panel





7

7

Chancery Chambers

Date of Construction: 1905

Status: Heritage Register

Architect: Francis Rattenbury

Built For: J.H. McGregor

CITY OF VICTORIA

8

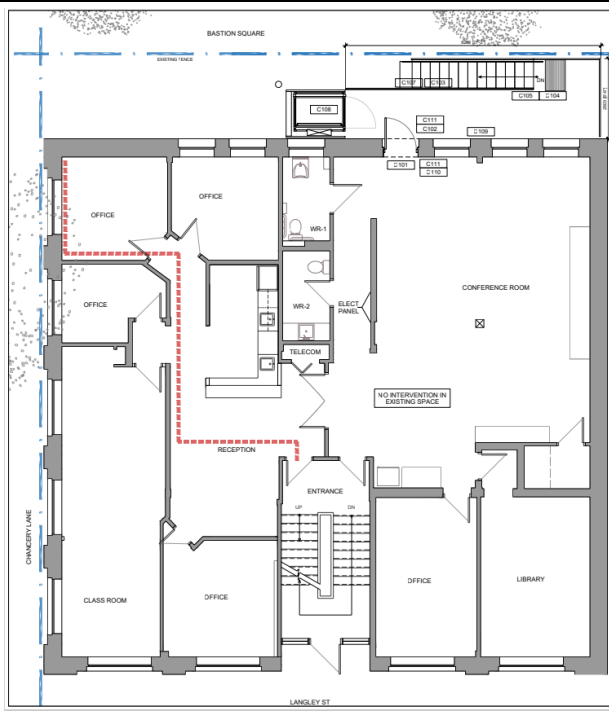
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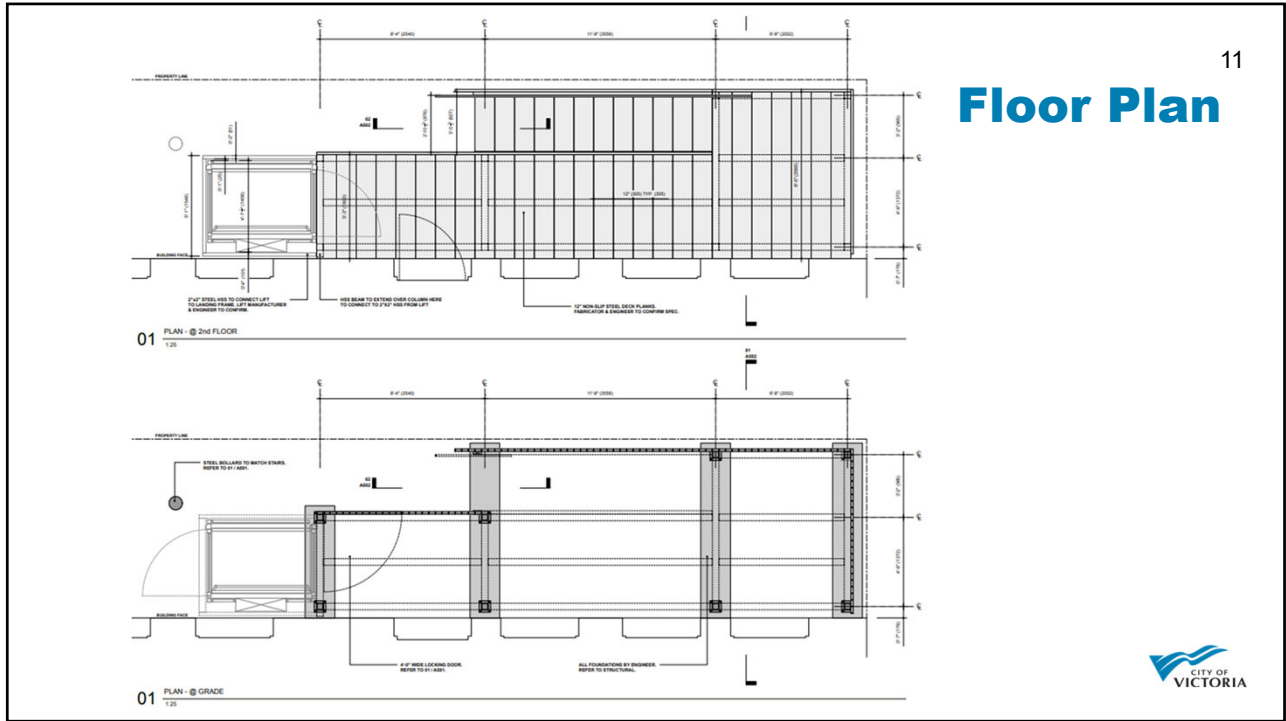
Character-defining elements include:

- Use as an office building
- Location and relationship to the BC Provincial Courts, and Bastion Square
- Its form, scale and massing as expressed by its three-storey height
- Parapet, cornice and detailing
- Arched window openings and fenestration pattern



Floor Plan



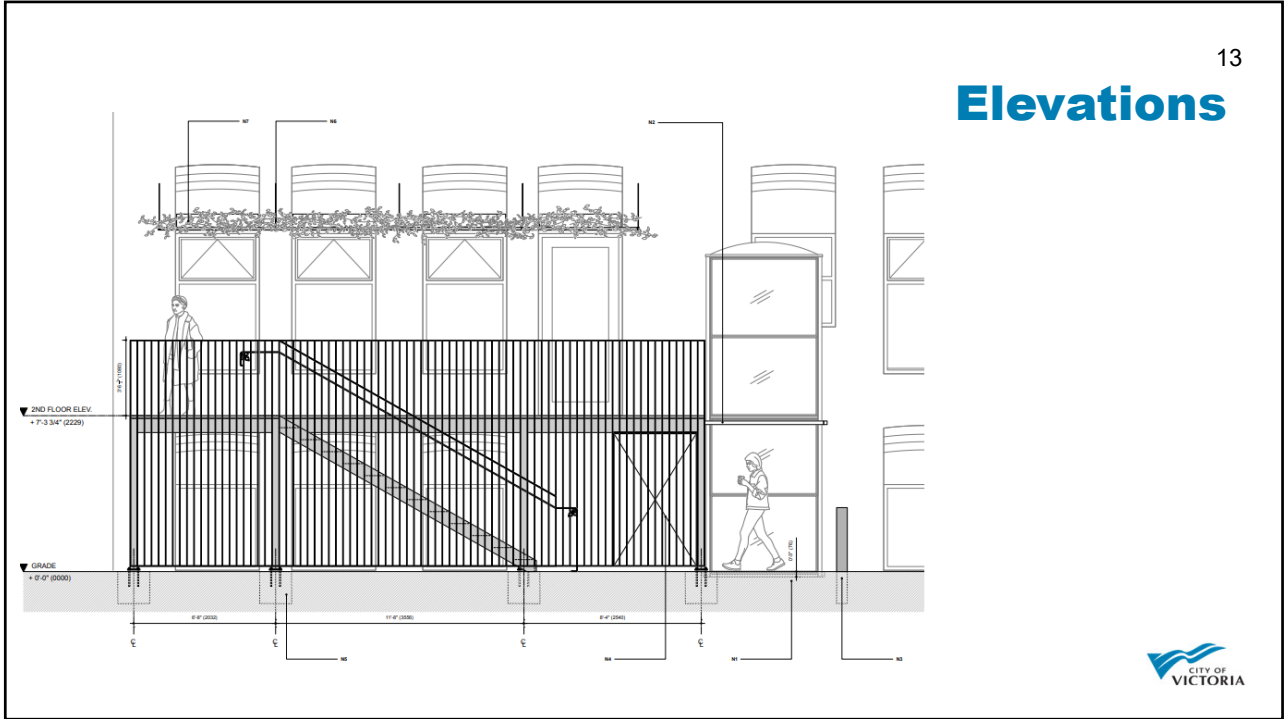


11

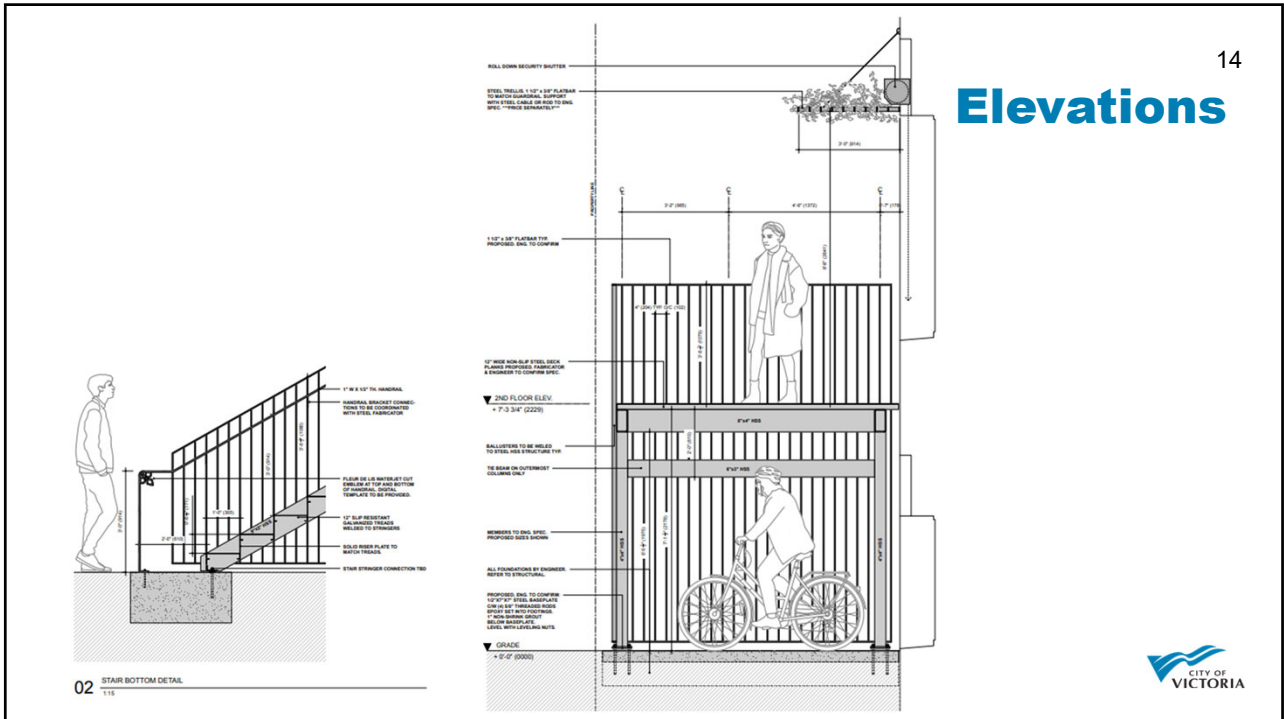


12

Elevations



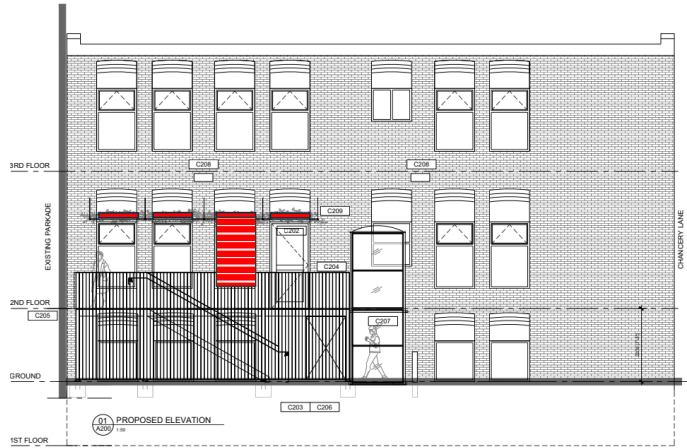
Elevations



Elevations



3D IMAGE



Renderings



IMAGE 1 - COURTYARD VIEW



IMAGE 3 - STORAGE VIEW



IMAGE 2 - ELEVATION VIEW



IMAGE 4 - DETAIL VIEW

